114.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,091,200	/	1,091,200
USE VALUE:	1,091,200	/	1,091,200
ASSESSED:	1,091,200	/	1,091,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU JODI F ETAL/ TRUSTEES
Owner 2:	JEFFREY A UCRAN LIVING TRUST
Owner 3:	JODI F CHU LIVING TRUST
Street 1:	140 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHU JODI F ETAL/ TRUSTEES -
Owner 2:	UCRAN-CHU 2019 FUNDING TRUST -
Street 1:	140 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2001, having primarily Clapboard Exterior and 2950 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5004.000	692,100		399,100	1,091,200
Total Card	0.115	692,100		399,100	1,091,200
Total Parcel	0.115	692,100		399,100	1,091,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.90 | /Parcel: 369.90

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73039
GIS Ref	
GIS Ref	
Insp Date	09/29/18

!8858!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	692,100	0	5,004.	399,100	1,091,200		Year end	12/23/2021
2021	101	FV	672,600	0	5,004.	399,100	1,071,700		Year End Roll	12/10/2020
2020	101	FV	672,600	0	5,004.	399,100	1,071,700	1,071,700	Year End Roll	12/18/2019
2019	101	FV	568,100	0	5,004.	404,800	972,900	972,900	Year End Roll	1/3/2019
2018	101	FV	571,500	0	5,004.	302,200	873,700	873,700	Year End Roll	12/20/2017
2017	101	FV	571,500	0	5,004.	273,700	845,200	845,200	Year End Roll	1/3/2017
2016	101	FV	581,200	0	5,004.	262,300	843,500	843,500	Year End	1/4/2016
2015	101	FV	568,700	0	5,004.	222,300	791,000	791,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:03:13

LAST REV

Date	Time
04/14/20	14:47:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8858

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHU JODI F ETAL	74223-593		3/3/2020	Convenience	1	No	No		
UCRAN JEFFREY A	72467-89	1	4/17/2019	Convenience	1	No	No		
MEADE CHRISTOPH	71066-97		5/29/2018		1,025,000	No	No		
DREW JONATHAN G	67511-245		6/27/2016		941,000	No	No		
WANG PAUL	49159-230		3/22/2007		747,000	No	No		
KALITA BRIAN E/	35499-17		5/20/2002		637,000	No	No		
J.K. CONSTRUCTI	33157-3		6/28/2001		629,000	No	No		
FREDO ROBERT F	32232-467		1/11/2001	Chgd>Assmt<	150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2004	1032	Wood Dec	6,625			G6	GR FY06	
6/24/2003	490	Add Bath	12,500	C		G6	GR FY06	FIN BMT STG & ADD
12/1/2000	929	New Buil	90,000	O				26X36 NEW HOUSE-14

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
5/24/2007	MLS	HC	Helen Chinal
7/27/2005	Inspected	BR	B Rossignol
4/22/2005	Permit Visit	BR	B Rossignol
9/10/2002	MLS	MM	Mary M
8/15/2001	Permit Visit	PM	Peter M
8/13/2001	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5004		Sq. Ft.	Site		0	70.	1.14	5									399,085						399,100	

Total AC/HA:	0.11488	Total SF/SM:	5004	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,085	Spl Credit		Total:	399,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09491527
Const Adj.:	1.00999999
Adj $ / SQ:	143.762
Other Features:	155035
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777619
Depreciation:	85538
Depreciated Total:	692081

COMMENTS

FACES PHEASANT AVE(PRI WAY).
SURROUNDED BY TALL WOOD FENCE. PDAS.
PATIO REMOVED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	

Totals		
1	13	4

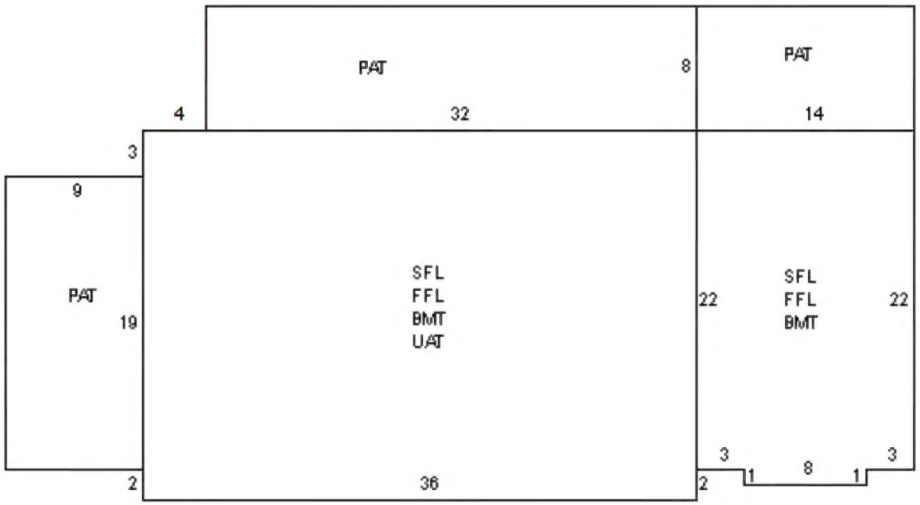
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.20
Special Features:	0	Val/Su Net:	161.14
Final Total:	692100	Val/Su SzAd	293.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	64.690	76,338
FFL	First Floor	1,180	143.760	169,640
SFL	Second Floor	1,180	143.760	169,640
PAT	Patio	539	2.980	1,604
UAT	Upper Attic	216	57.500	12,421

Net Sketched Area:	4,295	Total:	429,643
Size Ad	2360	Gross Area	4943	FinArea	2950
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	